

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Montgomery County**

State: **MD**

PJ's Total HOME Allocation Received: **\$33,740,330**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	6		
Program Progress:							
% of Funds Committed	96.32 %	94.70 %	2	94.94 %	67	65	
% of Funds Disbursed	83.55 %	82.62 %	2	84.35 %	30	34	
Leveraging Ratio for Rental Activities	1.05	6.22	5	4.59	15	18	
% of Completed Rental Disbursements to All Rental Commitments***	94.93 %	90.46 %	2	81.38 %	59	50	
% of Completed CHDO Disbursements to All CHDO Reservations***	58.08 %	60.35 %	3	68.05 %	27	29	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	85.89 %	89.39 %	4	79.65 %	62	57	
% of 0-30% AMI Renters to All Renters***	31.23 %	57.96 %	6	44.76 %	28	27	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.50 %	98.52 %	4	94.31 %	53	50	
Overall Ranking:				In State:	5 / 6	Nationally:	25 30
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$58,479	\$24,077		\$25,245	333 Units	30.40 %	
Homebuyer Unit	\$18,975	\$10,046		\$14,395	72 Units	6.60 %	
Homeowner-Rehab Unit	\$17,270	\$30,677		\$20,186	60 Units	5.50 %	
TBRA Unit	\$2,447	\$4,002		\$3,142	630 Units	57.50 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Montgomery County MD

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$34,146	\$127,170	\$18,020
State:*	\$71,395	\$101,714	\$25,507
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 3.4 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.87

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	40.2	30.6	41.7	21.0
Black/African American:	47.3	50.0	28.3	67.0
Asian:	5.2	8.3	1.7	3.5
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.3
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	2.4	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	3.3	0.5

ETHNICITY:

Hispanic	4.9	11.1	25.0	7.8
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HOUSEHOLD SIZE:

1 Person:	44.5	2.8	23.3	8.4
2 Persons:	18.6	30.6	20.0	33.5
3 Persons:	17.4	40.3	20.0	26.7
4 Persons:	11.9	22.2	23.3	17.8
5 Persons:	5.2	4.2	6.7	6.8
6 Persons:	1.8	0.0	5.0	3.7
7 Persons:	0.6	0.0	1.7	1.9
8 or more Persons:	0.0	0.0	0.0	1.3

HOUSEHOLD TYPE:

Single/Non-Elderly:	28.4	27.8	26.7	8.4
Elderly:	26.8	9.7	21.7	0.2
Related/Single Parent:	26.8	25.0	6.7	81.3
Related/Two Parent:	5.8	36.1	25.0	10.2
Other:	12.2	1.4	20.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	7.6	4.2 [#]
HOME TBRA:	0.0	
Other:	54.3	
No Assistance:	38.1	

of Section 504 Compliant Units / Completed Units Since 2001 28

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Montgomery County

State: MD

Group Rank: 25
(Percentile)

State Rank: 5 / 6 PJs

Overall Rank: 30
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	94.93	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	58.08	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	85.89	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	98.5	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	2.35	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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